

## City Council Atlanta, Georgia

04-O-2301

A SUBSTITUTE ORDINANCE BY: ZONING COMMITTEE Z-04-134

Date Filed: 11-05-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **183 Moreland Avenue**, S.E. be changed from the R-5 (Two-Family Residential) District, to the MRC-1 C (Mixed Residential Commercial Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 13 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

<u>SECTION 3.</u> That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

<u>SECTION 4.</u> That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Deputy Clerk

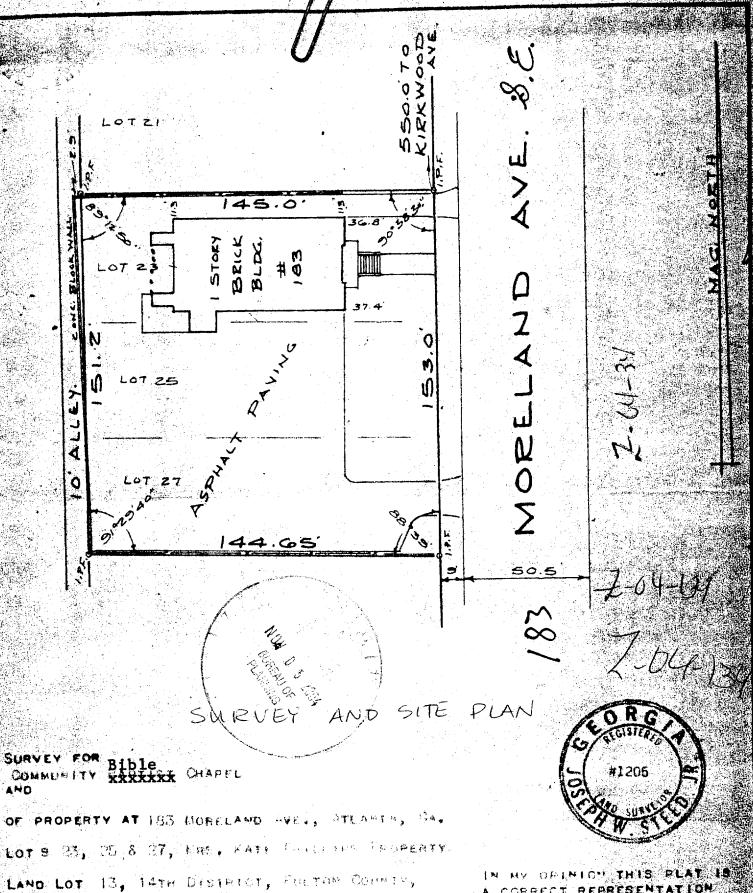
ADOPTED by the Council APPROVED by the Mayor

February 7, 2005 February 14, 2005

## Conditions for Z-04-134 183 Moreland Avenue, S.E.

APPROVAL of a substitute ordinance to rezone the property to MRC-1- C (Mixed Residential Commercial Conditional) conditioned on:

- The property shall only be used for an antique store.
- Outdoor sales shall only be allowed on the front 'landing' of the building.



GEORGIA DATE 6/3/79 SCALE = 401

BUSH, STEED & BOYD, INC.

COURACY OF CLOSURE WITHIN I'M 10000

IN MY OPINION THIS PLAT IS
A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS
REEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS
AND ACCURATE MENTS OF LAW.

## Atlanta City Council

## Regular Session

04-0-2301 Z-04-134 183 MORELAND AVENUE R-5 TO MRC-1-C ADOPT ON SUB

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith Y Archibong Y Moore Y Mitchell Y Starnes Y Fauver Y Martin Y Norwood Y Young Y Shook Y Maddox Y Willis Y Winslow Y Muller Y Sheperd NV Borders

| Referred To: | Date Referred | Refferred To: | Date Referred | Referred To:    | Date Referred |                      | ☐ ADVEF                                       | ☐ REGUI              | □ CONSI       | いこの                     | )  | NPU-N              | AFFLICAN                   | OWNER: C                      | 13, 14'''<br>Georgia     | APPROXIM   | SOUTHWEST<br>AVENUE I                       | BEGINNING S                       | AVENUE, S                             | PROPERTY LOC                     | RESIDENTIAL)                          | AN ORDINANCE<br>FROM THE | BX: ZONIN            | AN ORDINANCE             | (00                             | 04                                       |
|--------------|---------------|---------------|---------------|-----------------|---------------|----------------------|---|----------------------|---------------|-------------------------|--|--------------------|----------------------------|-------------------------------|--------------------------|--|---|-----------------------------------|---------------------------------------|----------------------------------|---------------------------------------|--------------------------|----------------------|--------------------------|---------------------------------|--|
| o:           | rred          | То:           | rred          | o: ZRB & Zoning | rred 1-3-2005 | PERSONAL PAPER REFER | ADVERTISE & REFER  1st ADOPT 2nd READ & REFER | REGULAR REPORT REFER | CONSENT REFER | SUBSTITUTE FEB 0 7 2005 | ADUPTED OF   | COUNCIL DISTRICT 5 | AFFLICANI: ROBERT 3: MAREN | OWNER: COMMUNITY BIBLE CHAPEL | DISTRICT, FULTON COUNTY, | LAN  | ST CORNER OF KIRKWOOD  DEPTH: VARIES: AREA: | BEGINNING 550 FEET SOUTH FROM THE | AVENUE, S.E. FRONTING 153 FEET ON THE | PROPERTY LOCATED AT 183 MORELAND | DISTRICT                              | THE R-5 (TWO-FAMILY      | BY: ZUNING COMMITTEE | ANCE Z-04-134            | (DO NOT WHILE ADOVE THIS CITIE) | )4 <sub>-</sub> - 2301                   |
|              | Refer To      |               |               |                 |               | Members              | Pav, Adv, Hoid (see rev. side) Other          | Action               | Chair         | Date                    | Committee  |                    | Refer To                   |                               | The think of             | (Lower Shope   | G. T. Marke                                 |                                   |                                       | . v                              | Fay, Adv, Hold (see rev. side)        |                          | 156. 00 2005A        | Committee                | Referred to                     | Committee First Reading                  |
|              | Refer To      |               |               |                 |               | Members              | Pav, Adv, Hold (see rev. side) Other          | Action               | Chair         | Date                    | Committee  | 100010             | Refer To                   |                               |                          | The state of the s | 5   |                                   | Members                               | Other                            | Action Fav, Adv, Hold (see rev. side) | Chair                    | Date                 | Committee                | ナルシスト                           | eading .                                 |
|              |               |               |               | Mules Fruit     | S Com         |                      | MAYOR'S ACTION                                |                      |               | 1.00                    | The state of the s |                    |                            |                               |                          |  | 16 Jan. 100                                 |                                   | LEB 0.7 7002                          |                                  |                                       |                          | CERTIFIED            | Consent UV vote WHC vote | Readings                        | FINAL COUNCIL ACTION 2 2nd 1st & 2nd 3rd |

and the second of the second o